

152.0

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0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

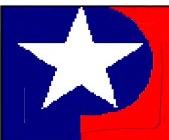
726,400 / 726,400

USE VALUE:

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Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		CEDAR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GILLIGAN HANNAH M	
Owner 2:	
Owner 3:	

Street 1: 43 CEDAR AVE	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: QUIMBY JUDITH A -	
Owner 2: -	

Street 1: 43 CEDAR AVE	
Twn/City: ARLINGTON	
StProv: MA	Cntry:

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains 4,390 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
water	
Sewer	
Electri	
Topo	1
Street	
Gas:	

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4390	Sq. Ft.	Site	0	80.	1.26	9										441,360						441,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4390.000	285,000		441,400	726,400		100562
Total Card	0.101	285,000		441,400	726,400	Entered Lot Size	GIS Ref
Total Parcel	0.101	285,000		441,400	726,400	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	529.45	/Parcel: 529.4	Land Unit Type:	Insp Date
							02/03/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,100	0	4,390.	441,400	726,500	726,500	Year End Roll	12/18/2019
2019	101	FV	235,000	0	4,390.	413,800	648,800	648,800	Year End Roll	1/3/2019
2018	101	FV	235,000	0	4,390.	342,100	577,100	577,100	Year End Roll	12/20/2017
2017	101	FV	235,000	0	4,390.	314,500	549,500	549,500	Year End Roll	1/3/2017
2016	101	FV	235,000	0	4,390.	286,900	521,900	521,900	Year End	1/4/2016
2015	101	FV	221,100	0	4,390.	281,400	502,500	502,500	Year End Roll	12/11/2014
2014	101	FV	221,100	0	4,390.	261,500	482,600	482,600	Year End Roll	12/16/2013
2013	101	FV	203,900	0	4,390.	248,800	452,700	452,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUIMBY JUDITH A	44204-362		11/30/2004		450,000	No	No		
JUERS HANS D &	30906-59		11/29/1999		289,000	No	No		
	12531-474		10/1/1973		31,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2012	1018	Redo Bat	18,878	C				
11/15/2011	1508	Porch	23,000	C				replace existing p
5/2/2001	254	Re-Roof	2,500	C				
6/5/2000	445	Alterati	10,000	C				ADD BATH DORMER-12

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/HA: 0.10078

Total SF/SM: 4390

Parcel LUC: 101

One Family

Prime NB Desc: Brackett

Total: 441,360

Spl Credit

Total: 441,400

Database: AssessPro - FY2021

apro

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

2021

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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH					
Type: 5 - Cape			Full Bath: 1	Rating: Good		WIP 1of= sink in basement.								
Sty Ht: 2 - 2 Story			A Bath: 1	Rating:										
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating: Very Good										
Foundation: 1 - Concrete			A 3QBth	Rating:										
Frame: 1 - Wood			1/2 Bath: 1	Rating:										
Prime Wall: 4 - Vinyl			A HBth:	Rating:										
Sec Wall:		%	OthrFix: 1	Rating: Fair										
Roof Struct: 1 - Gable			OTHER FEATURES											
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average		1st Res Grid Desc: Line 1 # Units: 1								
Color: beige			A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O								
View / Desir:			Fpl: 1	Rating: Average		Other								
GENERAL INFORMATION			WSFlue:	Rating:		Upper								
Grade: C - Average			CONDOS INFORMATION											
Year Blt: 1941 Eff Yr Blt:			Location:											
Alt LUC:			Total Units:											
Jurisdct: G14 Fact: .			Floor:											
Const Mod:			% Own:											
Lump Sum Adj:			Name:											
INTERIOR INFORMATION			DEPRECIATION						REMODELING					
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10.	%	No Unit RMS BRS FL						RES BREAKDOWN		
Prim Int Wall: 2 - Plaster			Functional:		%	1 6 2								
Sec Int Wall:			Economic:		%									
Partition: T - Typical			Special:		%									
Prim Floors: 3 - Hardwood			Override:		%									
Sec Floors: 4 - Carpet			Total:	10.8	%									
Bsmnt Flr: 12 - Concrete			CALC SUMMARY						COMPARABLE SALES					
Subfloor:			Basic \$ / SQ:	105.00		Rate Parcel ID Typ Date Sale Price								
Bsmnt Gar: 1			Size Adj.: 1.35000002											
Electric: 3 - Typical			Const Adj.: 0.99643499											
Insulation: 2 - Typical			Adj \$ / SQ: 141.245											
Int vs Ext: S			Other Features: 88282											
Heat Fuel: 2 - Gas			Grade Factor: 1.00											
Heat Type: 3 - Forced H/W			NBHD Inf: 1.00000000											
# Heat Sys: 1			NBHD Mod:											
% Heated: 100		% AC: 100	LUC Factor: 1.00											
Solar HW: NO	Central Vac: NO		Adj Total: 319559											
% Com Wall	% Sprinkled:		Depreciation: 34512											
MOBILE HOME			Deprecated Total: 285046											
SPEC FEATURES/YARD ITEMS			WtAv\$/SQ: 105.00											
Code	Description	A Y/S Qty	Size/Dim	Qual Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	152.0-0001-0001.A
More: N	Total Yard Items:		Total Special Features:		Total:								IMAGE	AssessPro Patriot Properties, Inc
<p>The sketch shows a rectangular property outline with a total width of 28 units and a depth of 28 units. The front facade is labeled "TQS" and "FFL". The rear section is labeled "OSP (136)". Internal rooms are labeled "17", "8", "17", and "7". A central area is labeled "BMT (784)".</p>														